

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401
—
CITY PLANNING COMMISSION

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May 22, 2009

William McCurdy (O)
10025 Foothill Boulevard
Sylmar, CA 91342

Ben Manesh (R)
BMI Associates
6911 Hayvenhurst Avenue, #201
Van Nuys, CA 91406

Case No. AA-2004-4602-PMLA
10025 West Foothill Boulevard
Sunland-lake View Terrace-Shadow Hills-East
La Tuna Canyon Planning Area
Zone : (T) RE11-1-K
D. M. : 210 B 181
C. D. : 2
CEQA : ENV 2004-6603-ND
Fish and Game: Exempt
Legal Description: FR 75, Tract No. 10

RE: Parcel Map No. AA-2004-4602-PMLA
Council District No. 2

EXTENSION OF TIME

On **May 5, 2006**, the Advisory Agency approved Parcel Map No. AA-2004-4602-PMLA located at 10025 West Foothill Boulevard for a maximum new, two-parcel single family development, as shown on map stamp-dated August 13, 2004, with an expiration date of **May 5, 2009**.

On March 20, 2009, a request for Extension of Time was accepted by the Planning Department.

The California State Legislature passed Senate Bill 1185 (SB 1185) which automatically granted an additional one year as long as those maps were still valid as of July 15, 2008 and will expire before January 1, 2011. All maps which were granted five year time extensions under the previous regulations are automatically granted an additional one year as long as those maps were still valid on or after July 15, 2008. SB 1185 also extended the five year time extension upon application to a six-year time extension.

Per Section 17.56-A and Ordinance No. 172,839 of the Los Angeles Municipal Code and Senate Bill 1185, the Advisory Agency approves a seven-year extension of the expiration date to **May 5, 2016**. No further extension of time to record the final map can be granted.

S. Gail Goldberg, AICP
Advisory Agency

David Silverman
Deputy Advisory Agency

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DATE: December 6, 2006

William McCurdy (O)
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BMI Associates (R)
Ben Manesh
6911 Havenhurst Avenue #201
Van Nuys, CA 91406

LETTER OF CORRECTION
Case No. AA-2004-4602-PMLA
10025 W. Foothill Boulevard
Sunland-Lake View Terrace-Shadow Hills-
East La Tuna Canyon Planning Area
Zone : (T)RE11-1-K
D. M. : 210B181
C. D. : 2
CEQA : ENV-2004-4603-ND
Fish and Game: Exempt
Legal Description: FR75, Tract No. 102

On May 5, 2006, in accordance with provisions of Section 17.53 of the Los Angeles Municipal Code, the Advisory Agency conditionally approved Preliminary Parcel Map AA-2004-4602-PMLA.

It has been discovered that Condition No. 12. is incorrect and should be amended in part. Therefore, Condition No. 12 should be changed to read as follows:

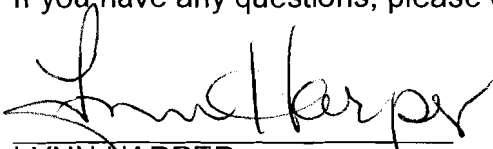
12. Prior to final recordation for this project or issuance of the certificate of occupancy:
- The Developer shall cause Owner to give written consent to the Bureau of Street Lighting for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District
 - The following street lighting facilities to serve the subject property shall be installed to the satisfaction of the Bureau of Street Lighting:

Two (2) along Foothill Boulevard;

All other conditions remain unchanged.

The subdivider is advised that the above action does not extend the time for recording the final parcel map.

If you have any questions, please call Susan Palmas, Parcel Map staff at (213) 978-1333.


LYNN HARPER
Deputy Advisory Agency



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DATE: June 16, 2006

William McCurdy (O)
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Sylmar, CA 91342

Ben Manesh (R)
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CLARIFICATION LETTER
Case No. AA-2004-4602-PMLA
10025 West Foothill Boulevard
Sunland-lake View Terrace-Shadow Hills-
East La Tuna Canyon Planning Area
Zone : (T) RE11-1-K
D. M. : 210 B 181
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Legal Description: FR 75, Tract No. 102

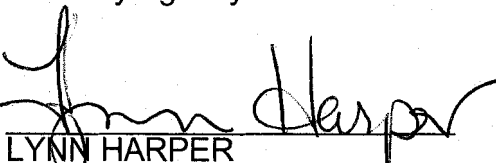
On May 5, 2006, in accordance with provisions of Section 17.53 of the Los Angeles Municipal Code, the Advisory Agency conditionally approved Preliminary Parcel Map AA-2004-4602-PMLA.

It has been discovered that Condition No 14 a. needs clarification. Therefore, Condition No. 14 a shall be amended to read as follows:

14. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. **Use.** Limit the proposed development to a maximum of two units on two parcels. Pursuant to Section 17.52 G. of the Los Angeles Municipal Code, continued use, renovation and maintenance of accessory structures or buildings separated from the main building may exist for a period of time not to exceed one year.

All other conditions remain unchanged. The subdivider is advised that the above action does not extend the time for recording the final parcel map. If you have any questions, please call Susan Palmas, Parcel Map staff at (213) 978-1333.

S. Gail Goldberg
Advisory Agency


LYNN HARPER
Deputy Advisory Agency

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Decision Date: May 5, 2006

Appeal Period Ends: May 22, 2006

William McCurdy (O)
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Case No. AA 2004-4602-PMLA
10025 West Foothill Boulevard
Sunland-lake View Terrace-Shadow Hills-
East La Tuna Canyon Planning Area
Zone : (T) RE11-1-K
D. M. : 210 B 181
C. D. : 2
CEQA : ENV 2004-6603-ND
Fish and Game: Exempt
Legal Description: FR 75, Tract No. 102

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code, the Advisory Agency approved Parcel Map AA-2004-4602, stamp dated August 13, 2004, for a maximum new two-parcel single-family development, subject to the following conditions. The Subdivider is advised the Municipal Code may not permit this density and the approved density for the site should be verified with the Department of Building and Safety.

NOTE on clearing conditions: When two or more agencies must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider will maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.



Bureau of Engineering

Bureau of Engineering approvals are conducted at 201 N. Figueroa Street, Suite 200. Any questions regarding these conditions should be directed to Mr. Ray Saidi by calling (213) 977-7097.

1. That a 2-foot wide strip of land be dedicated along Foothill Boulevard adjoining the subdivision to complete a 52-foot wide half street dedication in accordance with Major Highway-Class II Standards, including a 20-foot radius property line return at the intersection with Esko Avenue all satisfactory to the City Engineer.
 2. That a five-foot wide equestrian trail easement be provided along the subdivision on Foothill Boulevard adjoining the sidewalk , including a 35-foot radius easement return at the intersection with Esko Avenue on the back of the public dedication.
 3. That a 15-foot wide strip of land be dedicated along Esko Avenue adjoining the subdivision to complete a 60-foot wide total street dedication including a 15-foot radius property line return at the intersection with Jimenez Street all satisfactory to the City Engineer.
 4. That a 30-foot wide and variable width strip of land be dedicated along Jimenez Street adjoining the subdivision to complete a 60-foot wide total street dedication.
 5. That a Covenant and Agreement be recorded in a manner satisfactory to the City Engineer advising future owners that if additional subdivisions are proposed over these parcels, the dedication and improvements of a 20-foot wide strip of land for alley purposes may be required, including a 10-foot by 10-foot alley cut corner dedication at the easterly property line and prolongation of the adjoining easterly alley westerly thereof to outlet to Esko Avenue and the owners are advised to locate any permanent structures outside this proposed alley area.
 6. That the existing 1-foot wide future street easements adjoining the property on Esko Avenue and Jimenez Street be accepted by a suitable resolution satisfactory to the City Engineer.
 7. That a Covenant and Agreement be recorded agreeing that the subdivision be restricted against vehicular access from Foothill Boulevard into the parcel map area.
 8. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. After submittal of hydrology and hydraulic calculations and drainage plans for review by the City engineer prior to recordation of the final map, construction of drainage facilities will be required, including catch basin and connector pipes satisfactory to the City Engineer.
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- b. Improve Foothill Boulevard being dedicated and adjoining the subdivision by:
 - i. Constructing an integral concrete curb and gutter, a 5-foot wide and variable width concrete sidewalk to accommodate a curb ramp, and a 12-foot wide equestrian trail.
 - ii. Constructing suitable surfacing to join the existing pavement and to complete a 40-foot half roadway.
 - iii. Removing and reconstructing the existing improvements as necessary.
 - iv. Constructing the necessary transitions to join the existing improvement all satisfactory to the City Engineer.
- c. Constructing the necessary extended sewer connections to serve Parcels "A" and "B" together with evaluating the existing sewer house connection for its efficiency satisfactory to the City Engineer.
- d. Constructing two concrete curb ramps at the northerly intersection of Foothill Boulevard and Esko Avenue as required by the "Americans with Disabilities Act."
- e. Grade and landscape the public dedicated areas on Esko Avenue and Jimenez Street.

Department of Building and Safety-Zoning Division

Building and Safety approvals are conducted by appointment only-contact John Pourhassan at (213)482-6880. Any proposed structures or uses on the site have not been checked for Building or Zoning Code requirements. Plan check may be required before any construction, occupancy or change of use. Unless filed concurrently and included as part of the hearing notice with this subdivision, any additional deviations from the Los Angeles Municipal Code required by the Department of Building and Safety Office of the Zoning Engineer preliminary to the Zoning Engineer clearing the items on the report to the Advisory Agency, shall be separately filed through the City Planning Department Office of the Zoning Administrator.

- 9. That a clearance be obtained from the Department of Building and Safety, Zoning Engineer regarding the items on a September 6, 2004 report to the Advisory Agency showing that no violations of the Building or Zoning Codes are created.
 - a. Obtain permits for the demolition or removal of all existing structures on parcel A. Accessory structures and uses are not permitted to remain on lots without a main structure. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
 - b. Provide correct legal description of the property to be subdivided. Legal

description to match ZIMAS.

- c. Provide a copy of (T) condition.
- d. Show compliance with conditions/requirements of the (T) condition.
- e. Note that the proposed Subdivision is located in the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan area (ZI-2324). For information regarding specific project requirements refer to the City Planning Department, Community Planning Valley Bureau, North Valley Unit at (818) 374-5042, (818) 374-5044 or (818) 374-5062).
- f. Note that the proposed subdivision is located within a Liquefaction area.

Department of Transportation

Transportation approvals are conducted at 201 N. Figueroa Street, 4th Floor, Station 3. Please contact DOT at (213) 482-7024 for any questions regarding the following.

- 10. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. In addition, the following items shall be satisfied:
 - a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line.
 - b. Vehicular access from Foothill Boulevard into the parcel map shall be prohibited.

Fire Department

Fire Department approvals and review are conducted in Room 1500, 221 North Figueroa Street.

- 11. Submit plot plans for Fire Department review and approval prior to recordation of this Parcel Map Action. Access for Fire Department apparatus and personnel to and into all structures shall be required.

Bureau of Street Lighting

Street Lighting approvals are conducted by the Bureau of Engineering if street improvements are required, or at 600 South Spring Street if no street improvements are required.

- 12. A Covenant and Agreement be recorded satisfactory to the Bureau of Street Lighting stating as follows:
 - a. The following street lighting facilities to serve the subject property shall be
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installed as required by the Bureau of Street Lighting: Two (2) along Foothill Boulevard.

- b. The property within the boundary of the development shall be formed or annexed into a Street Lighting Maintenance Assessment District prior to the issuance of the certificate of occupancy or change of use permit.

Department of Recreation and Parks

Park fees are paid at 200 North Spring Street, Room 750 and City Hall East, Room 709.

13. That the Quimby fee be based on the RE11 Zone. However, when there is an existing residential structure to remain, a covenant and agreement satisfactory to the Department of Recreation and Parks, shall be recorded that when the existing dwelling is demolished, the required Recreation and Park fees will be paid.

Department of City Planning-Site Specific Conditions

Approvals conducted at 200 North Spring Street, Room 750, unless otherwise indicated. For an appointment with the Advisory Agency or a City Planner submit an email request at DOLappt@planning.lacity.org.

14. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. **Use.** Limit the proposed development to a maximum of two units on two parcels.
 - b. **Parking.** That a minimum of 2 parking spaces per dwelling unit will be provided. All exterior parking area lighting will be shielded and directed onto the site.
 - c. **Landscape Plans.** That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. The landscap plan shall include the graded public dedicated areas on Esko Avenue and Jimenez Street identified in Condition 8 e. **Failure to comply with this condition as written shall require the filing of a modification to this parcel map in order to clear the condition.**

In the event the subdivider decides not to request a permit before the recordation of the final map, the following statement shall appear on the plan and be recorded as a covenant and agreement satisfactory to the Advisory

Agency guaranteeing that:

- i. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of each housing unit.
 - ii. The developer/builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.
 - iii. The developer/builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of 60 days after landscape and irrigation installation.
- d. **Plans.** Prior to the issuance of building permits, detailed development plans, including a project design plan shall be prepared consistent with the Sunland-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan.
- e. **Equestrian Keeping Conditions.** A minimum 2,000 square foot contiguous area at least 24 feet in width at all points shall be permanently set aside in addition to the useable pad for each residential lot excluding side yards. It shall remain free and clear of all residences and permanent structures, shall be graded to permit quick and adequate drainage and shall be in conformance with the provisions of Section 13.05 (or 12.21C5(a)) of the LAMC.

The area shall be reserved for either animal-keeping, landscaping, open space or recreational activities that do not require permanent structures (Tennis courts and swimming pools are considered permanent structures, therefore they are prohibited in the 2,000 square foot area).

The 2,000 square foot animal-keeping area shall contain a minimum 288 square feet (12x24) for an animal shelter; and a minimum 144 square foot area (12x12) for storage of feed and equipment. Both the 2,000 square foot level area and the additional 12 by 24 feet equine stable area shall be a minimum of 35 feet from any habitable room on this and neighboring property in the "K" district (75 feet elsewhere).

A 12-foot unobstructed vehicular access path to the corral shall be reserved.

- f. Covenants, conditions and restrictions (CC&R's) for all lots shall include a notice to all buyers and future buyers that no habitable room may be built in a "K" district within 35 feet (75 feet from neighbors in a non "K" district) of the equine keeping structure (where horse is provided food and water). Further, that the provisions of Ordinance No. 157,144, which became effective on November 22, 1982, regulates the keeping of horses both in and out of "K" equine keeping districts. The ordinance imposes certain requirements on the
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location of new structures and gives owners of horses being kept on adjacent lots other rights. The application of this ordinance to specific projects should be verified with the Department of Building and Safety prior to applying for building permits. The keeping of animals, including horses, shall not be prohibited by the covenants, conditions and restrictions. (Covenant and Agreement).

- g. A Homeowners Association shall be established and charged with the management and maintenance of all common areas, equestrian trails, including enclosure rails and fence, within subdivision and on the front of the project along any City street. This requirement shall be included in the CC&R's, a copy of which shall be given to the Advisory Agency for placement in the subdivision file. Each owner shall automatically become a member of the association and each dwelling unit shall automatically be subject to a charge for a proportionate share of the cost of maintenance of the common property. The Association shall not be permitted to disband without the written approval of the Advisory Agency (Covenant and Agreement).
- h. **Equestrian Trail.** Prior to the issuance of a Certificate of Occupancy, the applicant shall design and construct or suitably guarantee to the satisfaction of the Bureau of Engineering, Department of Recreation and Parks, and Council District 2, an 12-foot wide equestrian trail adjoining the subdivision on Foothill Boulevard from Esko Avenue on the west to the alley on the easterly line with the necessary guardrails, equipment, and suitable surfacing within the 12-foot wide trail.
 - (1) The equestrian trail shall maintain a minimum 10-foot wide clear trail tread. Low maintenance, low growth shrub landscaping shall be planted in the easement space outside of the tread area.
 - (2) Performance bond. Trail shall be designed to remain useable after a 10 year rated storm event.
 - (3) The equestrian trail shall be improved with a rider safe railing along the inside and on the traffic side.
 - (4) The Homeowners Association shall be charged with the management and maintenance of the 12-foot wide equestrian trail, including enclosure rails, suitable surfacing and landscaping within the subdivision and on the front of the project along any City street.
- i. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high wood, slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.

- j. **Solar Report.** That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - k. **Energy Conservation.** That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - l. **Air Filtration.** The applicant shall install air filtration system capable of removing airborne contaminants in order to reduce the effects of diminished air quality on the occupants of the project.
15. That the subdivider shall record and execute a Covenant and Agreement to comply with the **San Gabriel/Verdugo Mountains Specific Plan** prior to the issuance of a building permit, grading permit and the recordation of the final map.
16. A covenant and agreement will be recorded satisfactory to the Advisory Agency stating as follows:
- a. During construction, exposed earth surfaces will be sprayed with water at least twice a day by the contractor to minimize dust generation.
 - b. The owner or contractor will keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
 - c. Hauling and grading equipment will be kept in good operating condition and muffled as required by law.
 - d. All loads will be secured by trimming, watering or other appropriate means to prevent spillage and dust.
 - e. One flag person will be required at the job site to assist the trucks in and out of the project area. Flag person and warning signs will be in compliance with the 1996 Edition of "Work Area Traffic Control Handbook".
 - f. All clearing, grading, earth moving, or excavation activities will be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
 - g. All materials transported off-site will be either sufficiently watered or securely covered to prevent excessive amount of dust.
 - h. General contractors will maintain and operate construction equipment so as
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to minimize exhaust emissions.

- i. The project will comply with the City of Los Angeles Noise Ordinances No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- j. Construction will be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday.
- k. Construction activities will be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- l. The project contractor will use power construction equipment with state-of-the-art noise shielding and muffling devices.
- m. The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

FINDINGS OF FACT

FINDINGS OF FACT (CEQA):

Based on the Initial Study prepared by the City Planning Department and all evidence in the record on August 18, 2004 it is determined that no significant impacts are apparent which might result from the subject project's implementation. The City Planning Department of the City of Los Angeles issued Negative Declaration ENV-2004-4603-ND on August 18, 2004.

In light of the above, the project qualifies for the De Minimis Exception for Fish and Game fees (AB 3158).

The National Flood Insurance Program rate maps, which are a part of the Specific Plan for the Management of Flood Hazards adopted by the City Council (see Section 5 of Ordinance 172,081), have been reviewed and it has been determined that this project is not located in a hazardous flood area.

FINDINGS OF FACT (SUBDIVISION MAP ACT):

In connection with the approval of Parcel Map No. AA-2004-4602-PMLA, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66411.1 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

THE REQUIRED IMPROVEMENTS ARE NECESSARY FOR REASONS OF PUBLIC

HEALTH AND SAFETY AND ARE A NECESSARY PREREQUISITE TO THE ORDERLY DEVELOPMENT OF THE SURROUNDING AREA AND NEIGHBORHOOD.

The proposed division of land complies with such requirements as may have been established by the Subdivision Map Act (Government Code Sections 664109 et seq.) or Article 7, Section 17.50 of the Municipal Code as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection and other requirements of the Subdivision Map Act or said Article.

PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The adopted Sunland-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan designates the subject property for Very Low II Residential density with corresponding zones of RE15 and RE11. The two acre (88,091 square feet) property is zoned RE 11-1-K. The adopted Plan zone allows for the proposed subdivision. Therefore, as conditioned, the proposed parcel map is consistent with the intent and purpose of the applicable General and Specific Plans.

THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The site is one of a few underimproved properties in the vicinity. The development of this parcel is an infill of an otherwise single family residential neighborhood. The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone.

THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The Initial Study prepared for the project identifies no potential adverse impact on fish or wildlife resources.

THE FOLLOWING NOTES ARE FOR INFORMATIONAL PURPOSES AND ARE NOT CONDITIONS OF APPROVAL OF THIS PARCEL MAP:

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05N of the Los Angeles Municipal Code.

As part of the construction of your project, you may wish to make arrangements, with the Telecommunications Bureau regarding the cable television franchise holder for this area, by calling (213) 847-2775.


The above action will become effective upon the mailing of this letter, unless an appeal to the Appeal Board has been submitted within 15 calendar days of the mailing of said letter. Such appeal must be submitted and receipted in person on Form CP-7769 before 5:00 p.m. May 22, 2006. **Forms are available on-line at www.lacity.org/pln.**

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final, including all appeals, if any.

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of the date of approval, unless an extension of time has been requested in person before 5:00 p.m. May 5, 2009.

No requests for time extensions or appeals received by mail will be accepted.

S. Gail Goldberg
Advisory Agency



LYNN HARPER
Deputy Advisory Agency

SGG:EGL:LH

cc: Bureau of Engineering - 4
Valley
Planning Office & 1 Map
D.M. 210 B 181
Bureau of Street Lighting
Street Tree Division & 1 Map

Dept. of Building & Safety, Zoning & 2 Maps
Department of Building & Safety, Grading
Department of Fire
Department of Recreation & Parks & 1 Map
Department of Transportation, CPC Section
Room 600, 221 N. Figueroa Street

CP-1809 (03-01-01)

SCALE: 1"=50'

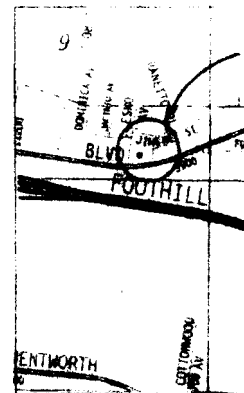
7/14/2004

8/11/04 REY

PRELIMINARY PARCEL MAP 2004-4602

IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA
FOR SUBDIVISION PURPOSES

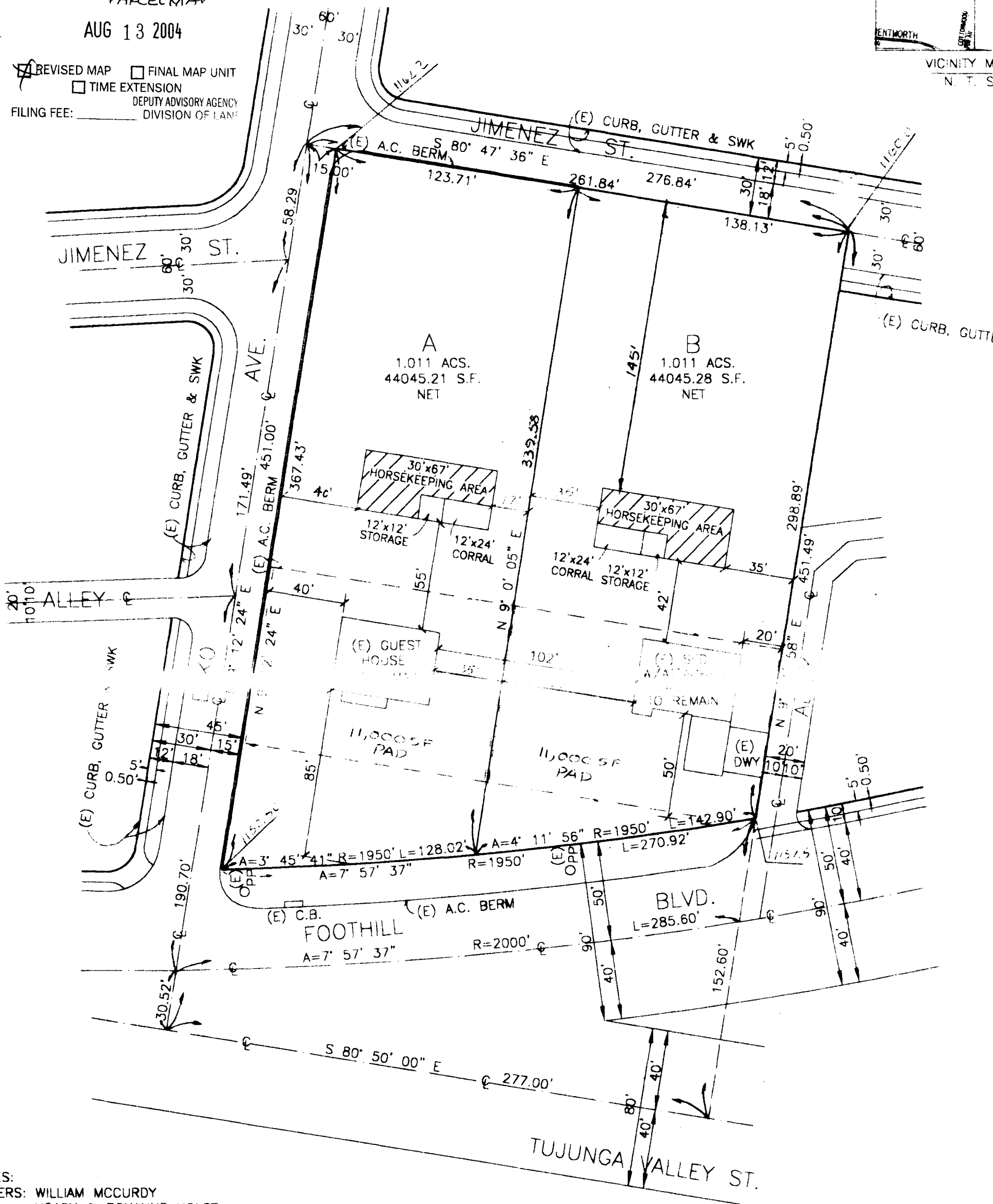
PROPOSED PROJECT: 2 LOTS WITH 1 EXISTING SINGLE FAMILY DWELLING ON EACH



LOS ANGELES DEPT. of CITY PLANNING
SUBMITTED FOR FILING
☒ TENTATIVE MAP
☐ PARCEL MAP

AUG 13 2004

☒ REVISED MAP ☐ FINAL MAP UNIT
☐ TIME EXTENSION
DEPUTY ADVISORY AGENCY
DIVISION OF LAND
FILING FEE: _____



NOTES:

- OWNERS: WILLIAM MCCURDY
HOADY & ROXANNE HOLST
10025 FOOTHILL BLVD.
LAKEVIEW TERRACE, CA 91342
TEL (818) 686-0815
- SITE ADDRESS: 10025 FOOTHILL BLVD.
LAKEVIEW TERRACE, CA 91342
- LEGAL DESCRIPTION:
FR LOT 75, TRACT NO. 102, M.B. 13-57
- EXISTING ZONE: (T)RE11-1-K PROPOSED ZONE: SAME
- SITE IS FLAT.
- SANITARY SEWER & OTHER UTILITIES ARE AVAILABLE
IN FOOTHILL BLVD.
- THERE ARE NO OAK TREES OR OTHER TREES ON SITE
- SITE IS NOT IN OR NEAR A HAZARDOUS AREA.
- SITE AREA: GROSS 124,962.83 SQ. FT. (2.869 ACS.)
NET 88,090 SQ. FT. (2.022 ACS.)

PLAN PREPARED UNDER
THE DIRECTION OF:

Ben Manesh 7/11
BEN MANESH, RCE 38454 DATE
EXP. 3/31/2005 TEL. (818) 901-80
FAX (818) 901-0823



BMI Associates